

Purdue University

98th Annual Road School

March 6th, 2012



Mapleton-Fall Creek
Development Corporation

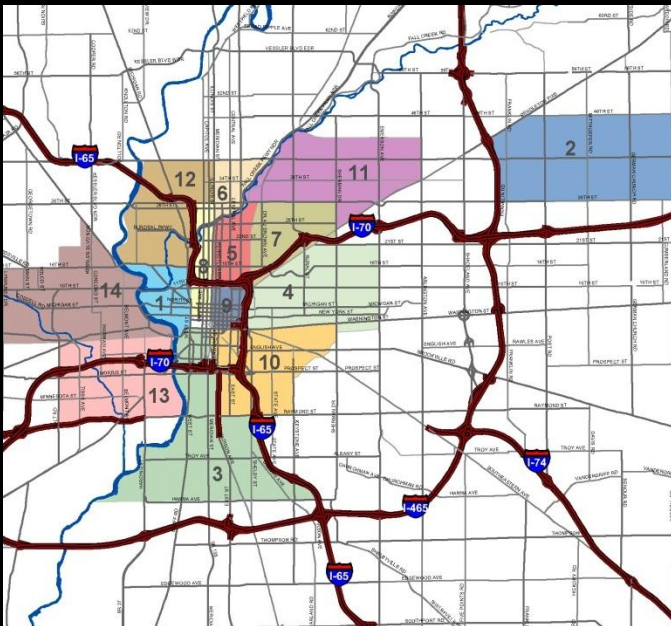
Tyson Domer, MFCDC LEED-ND Taskforce
Chair

Doressa Breitfield, MFCDC Economic
Development Coordinator

LEED-ND in Mapleton-Fall Creek, Indianapolis

CDCs

Community Development Corporations



non-profit

volunteer board, professional staff

multiple funding sources

federal & state grant programs

private donors, foundations

real estate development

traditionally focused on housing

nonprofit developer

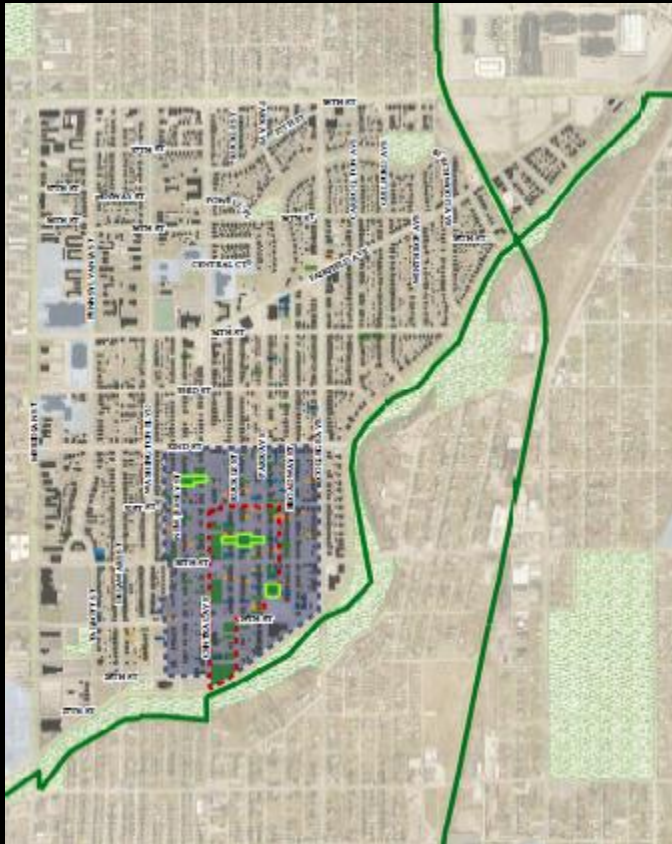
“bricks and sticks”

affordable homeownership, rental

homeowner repair

MFCDC

Mapleton-Fall Creek Development Corporation



active board

6 neighborhood churches
3 neighborhood associations
residents & stakeholders

\$4 – \$5M annual budget
~10 staff

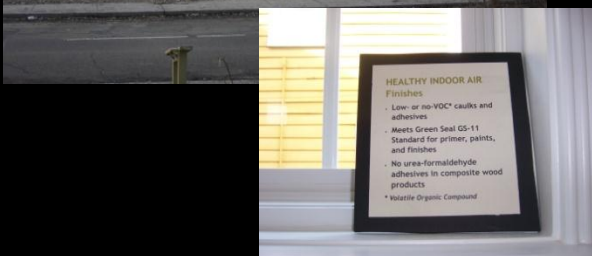
20/21 Vision:

“Built in the 20th Century, Revitalized for a 21st Century Community”

targeted urban redevelopment project,
including **housing...**

MFCDC

20/21 vision- energy efficient and green housing



affordable rental and homeownership opportunities

- new construction
“Best in American Living Award” in 2006, U.S. Department of HUD
- affordable rehabs
average HERS rating = 85

• ‘behind the walls’ tours

weatherization

122 homeowners assisted in 2010-2011

more than housing...

MFCDC

20/21 vision- more than housing...



resident and business engagement

community workshops, events, input, cleanups

parks & open space

'green necklace'

raingardens

pilot infrastructure projects



landbanking

brownfield remediation

mixed-use developments

education options advocacy

business façade improvements

Quality of Life Planning

asset-based comprehensive community development

engagement & partnerships

1 convener- The Children's Museum

6 neighborhoods

-residents

-stakeholders

multi-faceted approach

community organizing

supportive services

real estate development, but...

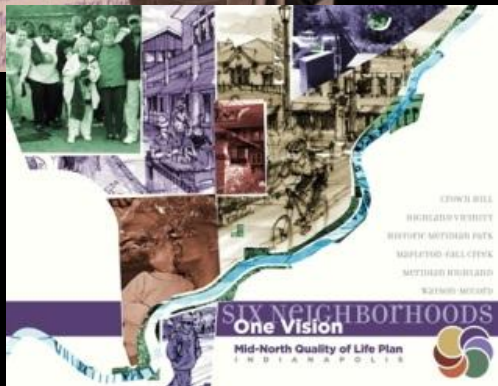
more than housing

place making, gateways

commercial development

connectivity, infrastructure

education, seniors, youth



LEED

Leadership in Energy & Environmental Design



evidence-based
building science

best practices
AIA, NAHB, FSC, etc.

consensus approval
industry, gov't, advocates

evolving standard
3-year revision cycle

LEED Addresses...

GREEN BUILDING DESIGN & CONSTRUCTION

LEED FOR NEW CONSTRUCTION

LEED FOR CORE & SHELL

LEED FOR SCHOOLS

LEED FOR HEALTHCARE

LEED FOR RETAIL

GREEN INTERIOR DESIGN & CONSTRUCTION

LEED FOR COMMERCIAL INTERIORS

LEED FOR RETAIL INTERIORS

GREEN BUILDING OPERATIONS & MAINTENANCE

LEED FOR EXISTING BUILDINGS

GREEN HOMES DESIGN & CONSTRUCTION

LEED FOR HOMES

GREEN NEIGHBORHOOD DEVELOPMENT

LEED FOR NEIGHBORHOOD DEVELOPMENT

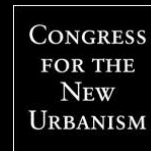
LEED-ND

LEED for Neighborhood Development



Getting Started with LEED-ND

- A tool for green, sustainable neighborhoods
- Developed in three-way partnership with USGBC, the CNU and the NRDC



- Unique credit categories

LEED-ND

LEED for Neighborhood Development

Compared to other LEED rating systems

Differences
Developed through partnership
Focuses on area larger than a building site
Focus on location and land use
Focus on design of public realm
Credit categories
Multi-stage certification process

LEED-ND

LEED for Neighborhood Development

Project Eligibility Criteria

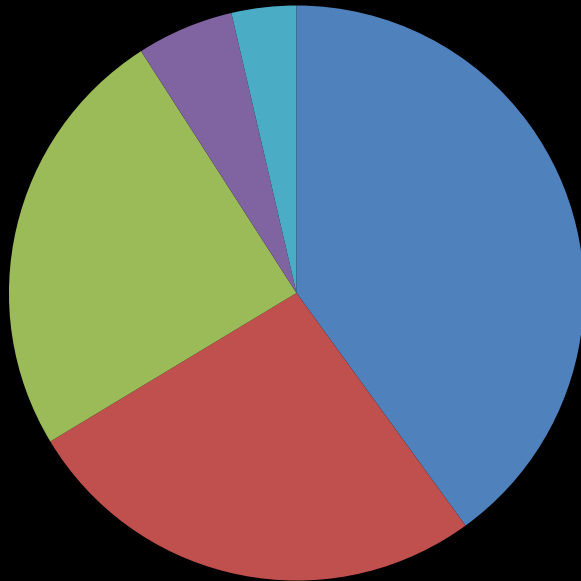
- Residential; commercial; mixed use
- Whole, fractions of, or multiple neighborhoods
- No minimum or maximum size
- New or redevelopment
- Must be contiguous area
- Developer, single entity or joint venture, should control majority of project land area (or option to purchase)

Limitations of LEED-ND

- Not for certifying a city
- Not right for all projects
- Metrics and performance levels may not always comply with local codes and laws

LEED-ND

LEED for Neighborhood Development



■ NPD= 3 Prereqs, 44 pts

■ GIB= 4 Prereqs, 29 pts

■ SLL= 5 Prereqs, 27 pts

■ IDP= 6pts

■ RPC= 4pts

Smart Location & Linkage (SLL)

The “Where?”

greenfield vs. infill, transportation

Neighborhood Pattern & Design (NPD)

The “What?”

place making, public space, goods & services

Green Infrastructure & Buildings (GIB)

The “How?”

energy & water

Smart Location & Linkage

Build this....



Keep this...



Neighborhood Pattern & Design

Connecting people
spaces

Shared public

Walkable

Nearby goods and
services streets



Green Infrastructure & Buildings

✓ Reduce environmental impacts

**Energy
Use**



**CO₂
Emissions**



**Water
Use**



**Solid
Waste**



LEED-ND Credit Categories



Innovation and Design Process



Regional Priority Credit

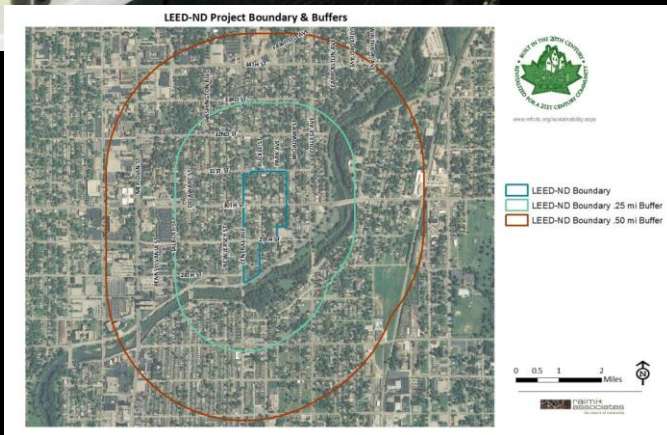
LEED-ND in practice

who should use LEED-ND?

- Land developers
- Private owners or developers
- REITs
- **Nonprofit developers**
- Public agencies
- Universities/institutions
- Federal government

LEED-ND in practice

supports comprehensive neighborhood revitalization



framework

development best practices
designed for new communities, but...
works for legacy neighborhoods
social equity

engagement tool

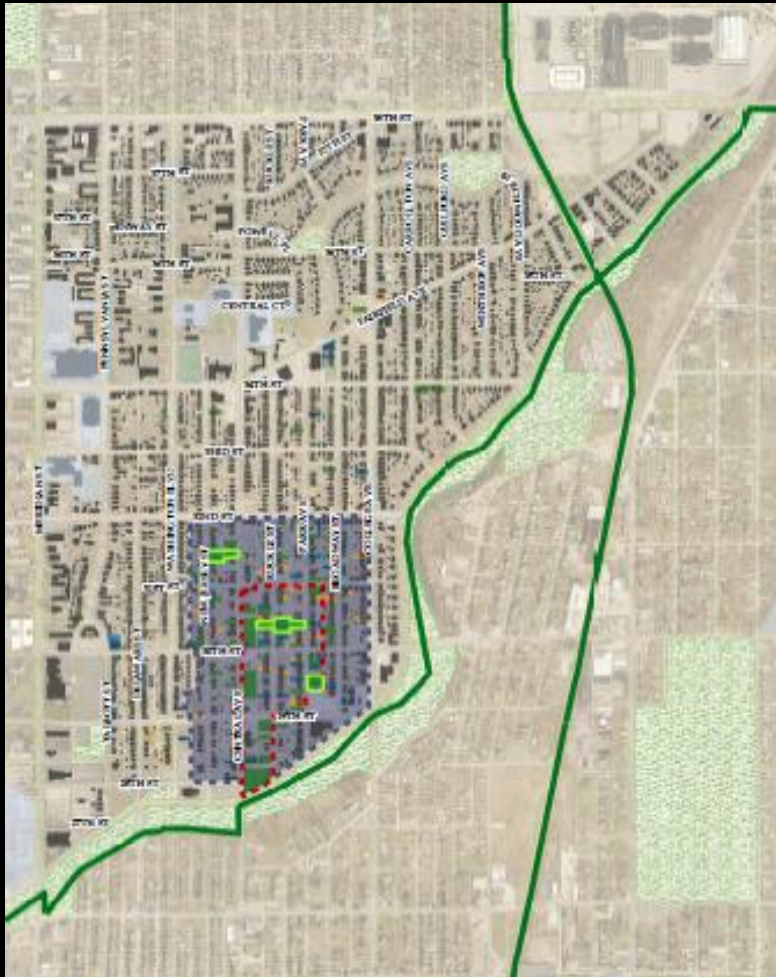
board of directors
committees
stakeholders
funders

yardstick

internal improvement

LEED-ND in practice

supports comprehensive neighborhood revitalization



urban revitalization project

LEED-ND project area

27 acres

neighborhood-scale

certification path

- ✓ initial evaluation
- ✓ 4 day charrette
- ☐ integrate recommendations
- ☐ certification submittal

LEED-ND in practice

August 2011 Mapleton-Fall Creek LEED-ND charrette



national thought leaders

USGBC, LISC, NRDC

Agora Group, raimi + associates

four day charrette

green capacity building

highlights

walking tour

community working groups

community presentations

scorecard and policy recommendations

LEED-ND in practice

charrette results

LEED® for Neighborhood Development

Total Possible Points 110***

 Smart Location & Linkage	27
 Neighborhood Pattern & Design	44
 Green Infrastructure & Buildings	29

* Out of a possible 100 points + 10 bonus points

** Certified 40+ points, Silver 50+ points, Gold 60+ points, Platinum 80+ points

 Innovation & Design Process	6
 Regional Priority Credit	4

Credit Category	Yes	Maybe	No
Smart Location & Linkage	24	0	3
Neighborhood Pattern & Design	15	9	20
Green Infrastructure and Building	5	3	21
Innovation and Regional	4	4	2
Totals	48	16	47

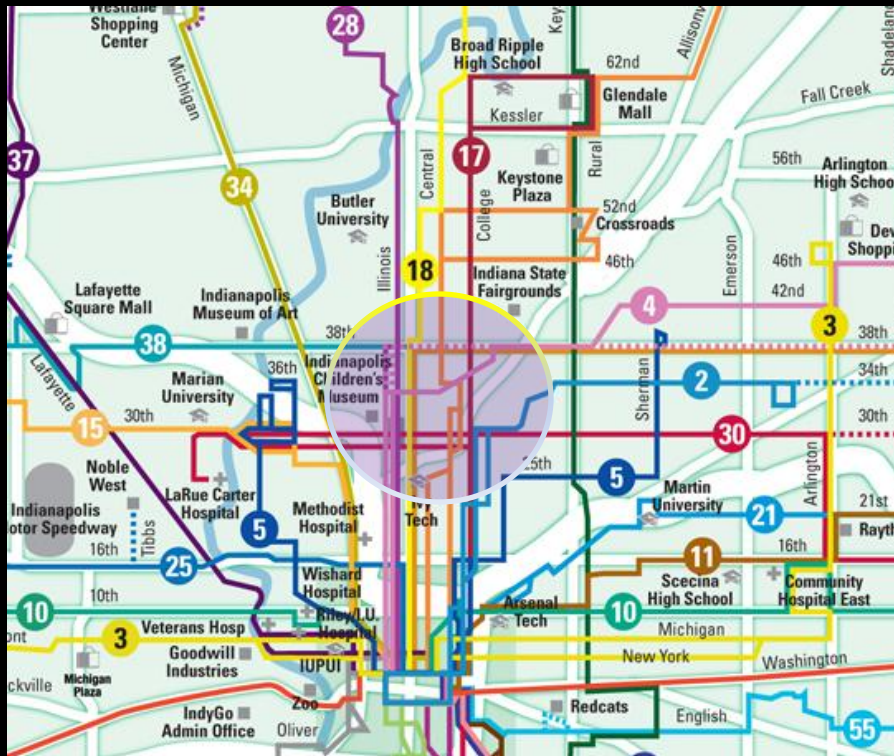


LEED-ND Certification Levels

- Certified: 40-49
- Silver: 50-59
- Gold: 60-79
- Platinum: 80+

LEED-ND in practice

charrette results



key discovery

transit-rich: IndyGo “sweet spot”

recommendations

increase density

build on bikeability, walkability

retain rich architectural fabric

expand green building and infrastructure

focus on stormwater retention/reuse

increase number of trees

build upon local food production

invest in local assets

continue to grow community leaders

keep using LEED-ND as a yardstick...

LEED-ND in practice

rental property rehabilitation



Mapleton Properties

50 scattered-site affordable rental units

bradford pear ☹️

reputed “perfect street tree”?

‘Winter King’ green hawthorn 😊

native, drought tolerant, year-round color

LEED-ND guidance

NPD c14 Tree-lined and Shaded Streets (+RPC 5)

GIB c2 Building Energy Efficiency

GIB c4 Water-Efficient Landscaping

GIB c9 Heat Island Reduction

LEED-ND in practice

pocket parks



20/21 initiative

- community outreach established need
- 3 new neighborhood parks
- 1 mile connectivity trail

design

- sensitive to existing traditional footpaths
- planned around existing large, healthy trees
- removed invasive & diseased trees

LEED-ND guidance

- NPD c3 Diverse Use Neighborhood Centers
- NPD c6 Street Network (walking paths)
- NPD c9 Access to Civic and Public Space (+RPC 4)
- NPD c10 Access to Recreation Facilities
- NPD c12 Community Outreach

LEED-ND in practice

tree-lined streets & community engagement



street trees

- reduce heat island effect
- serve to calm traffic
- create walkable streets
- prolong lifespan of street paving
- mitigate CO

in partnership

- 79 new trees in 2010-2011
- the right tree in the right place
- MFCDC goal is for a street tree every 40'

LEED-ND guidance

- NPD c14 Tree-lined and Shaded Streets (+ RPC 5)
- GIB c4 Water-Efficient Landscaping
- GIB c8 Stormwater Management (+ RPC 6)
- GIB c9 Heat Island Reduction



LEED-ND in practice

Fall Creek Gardens, *an Urban Growers Resource Center*



30th Street & Central Avenue
community advisory board
raised beds
orchard
café patio
stormwater retention/reuse
plans for retail store, farmer's market
and more...

LEED-ND guidance

SLL c2 Brownfield Redevelopment
SLL c4 Bicycle Network & Storage
NPD c3 Diverse Use Neighborhood Centers
NPD c10 Access to Recreation Facilities
NPD c12 Community Outreach
NPD c13 Local Food Production
GIB c8 Stormwater Management (+RP 6)
GIB c9 Heat Island Reduction



The Way It Is...

College Avenue and 30th Streets



The Way It Could Be.

College Avenue and 30th Streets



2012 Activities

Volunteer & Partnership Opportunities



KIB Project Greenspace, fall
pocket park tree plantings
street tree plantings

2012 Great Indy Cleanup, Apr. 28

2012 Lilly Day of Service, Oct.11

“Destination Fall Creek”

invasive removal along Fall Creek



Resources

- LEED-ND Rating System
- ND Reference Guide
- USGBC Education Programs and Webinars

www.usgbc.org

- Citizen's Guide to LEED-ND

http://www.nrdc.org/cities/smartgrowth/files/citizens_guide_LEED-ND.pdf

- Local Government Guide to LEED-ND

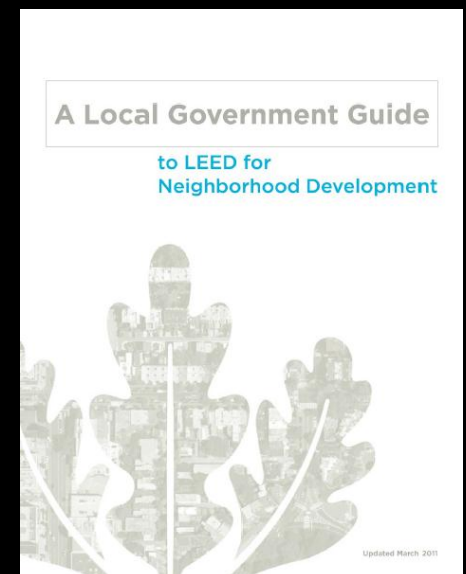
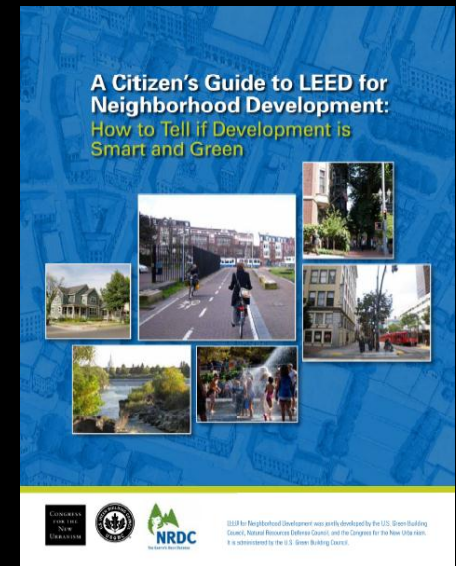
www.usgbc.org/ndgovguide

- USGBC Website

www.usgbc.org/neighborhoods

- Switchboard, Kaid Benfield

<http://switchboard.nrdc.org/blogs/kbenfield/>



Live Life Better in Mapleton-Fall Creek!



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**Mapleton-Fall Creek
Development Corporation**